



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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2023 JAN 19 AM 9:14

RECEIVED TOWN CLERK
GRAFTON, MA

PLANNING BOARD

NOTICE / AGENDA REGULAR MEETING & PUBLIC HEARINGS GRAFTON PLANNING BOARD

Conference Room A *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, January 23, 2023

7:00 p.m. Regular Meeting

1. **Public Input**
2. **Action Items**
 - A. Lot Release Request, Lots 1 and 2, "Stillwater Estates," 11 Wheeler Road, Brad Wright (applicant/owner)
 - B. Action Items Status, Open Space & Recreation Plan
3. **Discussion Items**
 - A. Master Plan
4. **General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
5. **Reports from Planning Board Representatives on Town Committees and CMRPC**
6. **Public Meetings/Hearing**
 - A. (7:30 PM) Request for Modification of Definitive Plan (DP 2016-01.4), "Village at Institute Road" (Woodland Hill), Pulte Homes of New England (applicant/owner). A Hearing to consider an application for a modification of a Definitive Plan Approval request for the creation of a new parcel to be used for access to the adjacent development and adjustments to the lot lines of two existing parcels at the "Village at Institute Road" (Woodland Hill) subdivision on property located southerly of Westboro Road and westerly of Institute Road, shown as Grafton Assessor's Map 22, Lot 12. Said property is located in a Medium Density Residential (R20) and Office/Light Industrial (OLI) zoning district.
Continued from January 9, 2023.
7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

* **Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be

The Planning Board reserves the right to take agenda items out of order

Grafton Planning Board
Meeting Agenda
January 23, 2023

provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov .

The January 23, 2023 Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/85402265171>